



# Arlington Historic District Commissions

## Application for Certificate

(Read attached instructions  
before completing form)

### For Commission Use Only:

Date Rec: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Certificate #: \_\_\_\_\_  
Monitor: \_\_\_\_\_

### Certificate Requested:

- ☒ **Appropriateness** – for work described herein  
☒ Minor project   ☐ Major Project   ☒ Demolition  
☐ **Non-Applicability** – for the following reason(s):  
☐ Not subject to public view  
☐ Maintenance, repair, or replacement using same design and materials  
☐ Proposed change specifically excluded from review under Bylaw  
☐ Other: \_\_\_\_\_  
☐ **Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

### General Information:

Property Address 51 Academy Street District \_\_\_\_\_  
 Owner(s) Rena Le Email RenaLe@gmail.com  
 Owner's Phone (h) 617-642-4580 (w) 617-642-4580 (fax) \_\_\_\_\_  
 Owner's Address 10 Bow Street Ext Saugus, MA 01906  
 Applicant (if not Owner) \_\_\_\_\_  
 Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_  
 Applicant's Address \_\_\_\_\_  
 Applicant's Relationship to Owner \_\_\_\_\_

Contractor RL Construction Phone 617-642-4580  
 Architect \_\_\_\_\_ Phone \_\_\_\_\_

Dates of Anticipated Work: Start ASAP Completion 1 week

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

• Demolition of chimney. The property has three chimneys.  
Proposing to keep one of the chimneys to open up the kitchen.  
• Install wood fence.

### Required Documentation Acknowledgement: (see attached instructions)

☐ I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owners Signature(s): Rena Le Date: 9/14/2020

## ARLINGTON HISTORIC DISTRICT APPLICATION

### Supporting Documentation Checklist

Property Address 51 Academy Street District \_\_\_\_\_  
 Applicant's Name Ram Le Email RamLe@gmail.com  
 Applicant's Phone (Day) 617-642-4580 (Mobile) 617-642-4580

☒ **For Minor Projects or** ☐ **Certificate of Non-Applicability**

- ☐ **Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

- ☒ **Manufacturer's literature and specifications sheets describing the proposed feature(s)**

- ☒ **Description of how the proposed work is either compatible with the District or Non-Applicable**

☒ **For Major Projects**

- ☒ **Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

- ☐ **Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

☐ **Plans**

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

☐ **Elevations of building facades- identify:**

Foundation; Siding; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

☐ **Wall sections (especially showing projecting features such as bays, balconies, porches, additions)**

☐ **Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)**

☐ **Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)**

☐ **For projections, additions and new construction also include:**

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan- existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

- ☐ **Manufacturers' literature and specification sheets describing the proposed components**

- ☐ **Suggested Supporting Submittals: Model; Physical Samples**

- ☐ **Description of how the proposed work is compatible with the District.**

☒ **For Demolition**

- ☒ **Statement of current state of existing structure and reason for demolition**

- ☒ **Statement of the historic significance of the structure**

- ☐ **Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

- ☐ **Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s):  Date: 9/14/2020

Dear AHDC,

At 51 Academy St., Arlington, we are hoping to make two modifications:

1. Demolish an existing chimney: currently at 51 Academy St. (Exhibit A), there are two kitchens; one is on the first floor while the other is on the second floor. Upon transfer of the title, we are required to remove the second floor kitchen. The existing first floor kitchen (Exhibit B) would be too small to support a home of this size. Therefore, we are proposing to modify the kitchen by removing an existing wall that includes a chimney (Exhibit C). This chimney's location on the roof is shown on exhibits D, E, and F. We have also provided street views from Academy St. (Exhibit G) and Jason St. (Exhibit H).

According to this commission's "Article 23: Enlargement of the Pleasant St Historic District" report, this home was built in 1886 in the Queen Ann Revival architectural style. There are 3 chimneys on the home. The central chimney that dominates the roofline and a secondary chimney will remain. We believe that the removal of this tertiary chimney that is located on the rear of the home and mostly obscured from street view will not significantly detract from the Queen Ann Revival architecture.

Historical precedent: I have included as Exhibit J, page 3 from AHDC's Final and Approved Minutes dated August 22, 2019. On this page, as part of the meeting's minutes under section 7, subsection d., the AHDC approved a chimney removal re: 200 Pleasant St, Arlington—which is in the same historical district as 51 Academy St. This section states: "S. Makowka confirmed that there is another existing chimney on the main, more visible, block of the house and stated that, since there is nothing special about this rear chimney, he has no problem suggesting a 10-day Certificate would be appropriate." This commission voted unanimously to approve that petition. I believe our request follows the same reasoning that: 1. The central chimney is more visible and 2. There is nothing special about this rear chimney.

2. Install wood fence:



Exhibit A

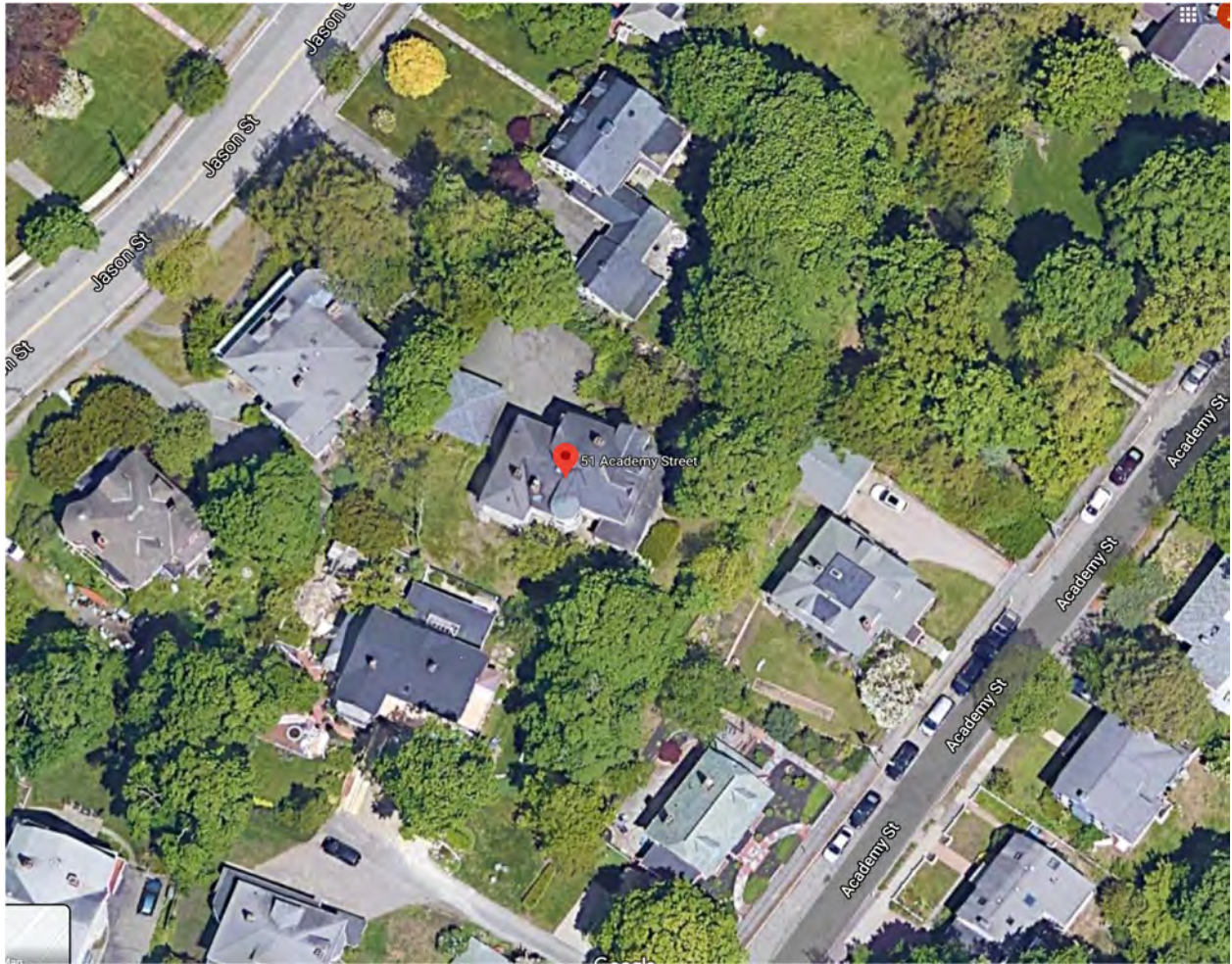
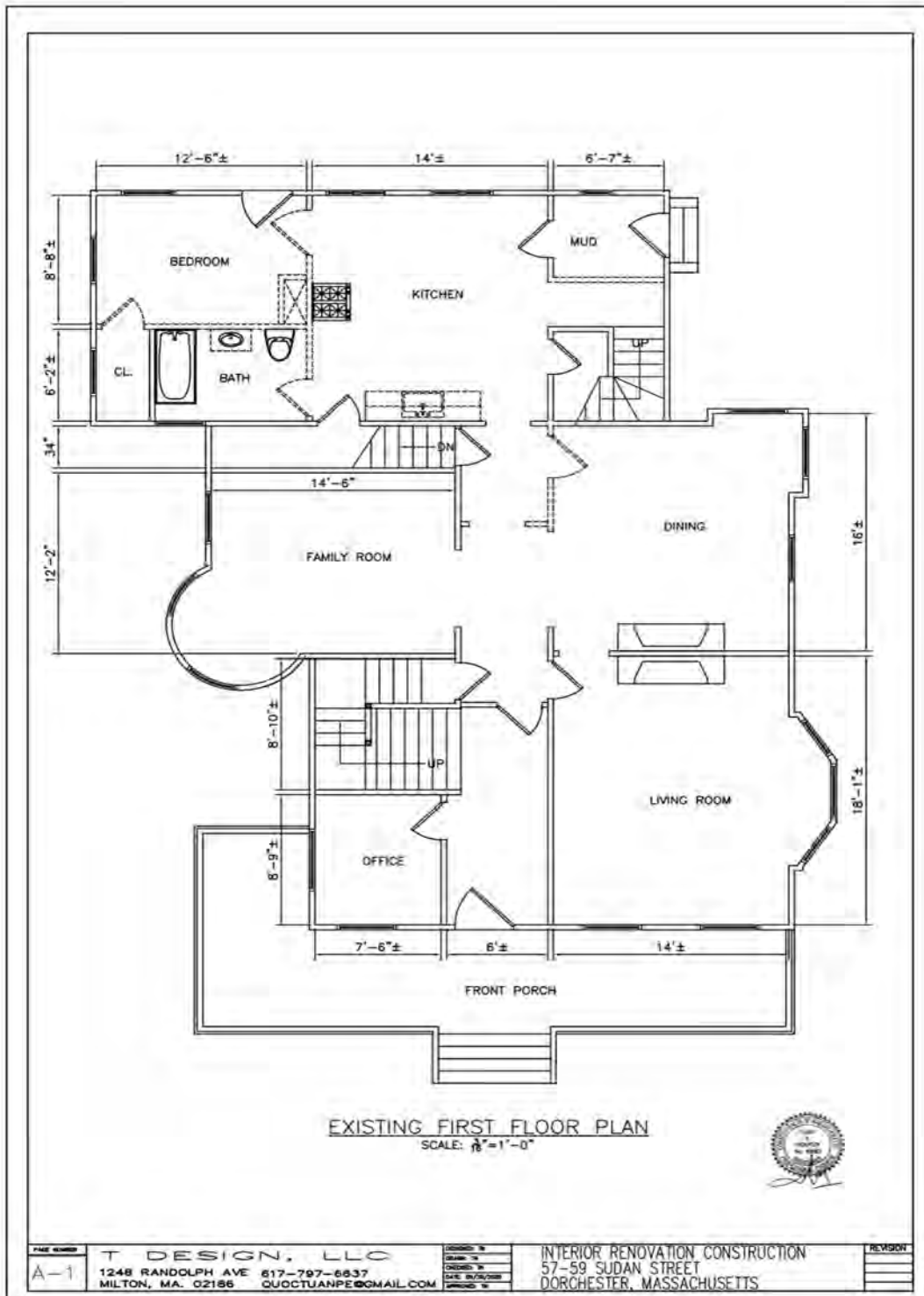


Exhibit B



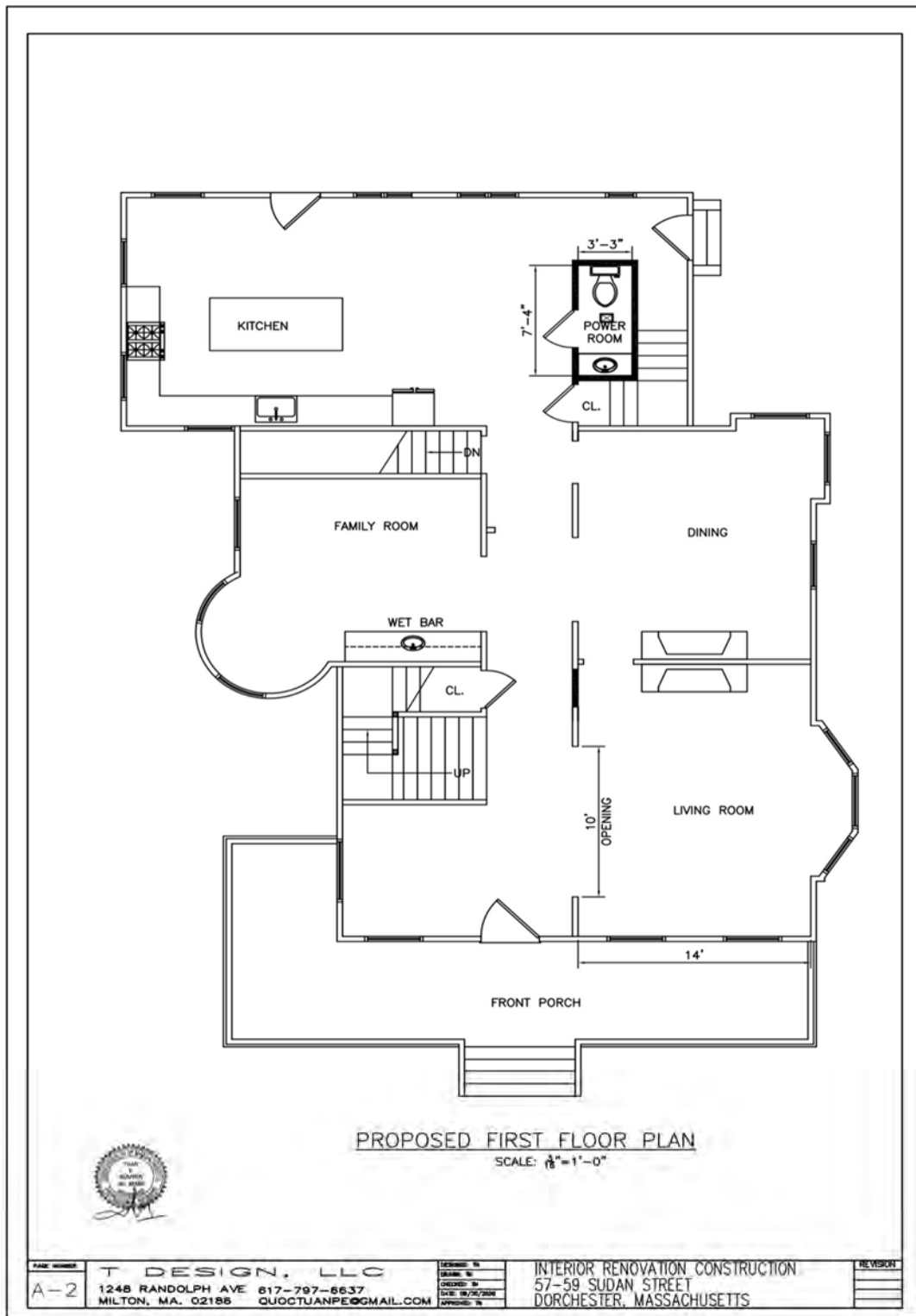




Exhibit D



Back view of the property: Property has 3 chimneys. Seeking for approval to remove this chimney.

## Exhibit E





Exhibit F



**Property has 3 chimneys.  
Seeking for approval to  
remove this chimney.**



Exhibit G



Exhibit H





## Exhibit J

great distance from Lowell Street when viewed between existing houses. The proposed deck will break up the "wall" image that exists now because of the fall in grade results in so much of the foundation showing. 6 x 6 posts are required by the building dept. A skirt board will go around the framing structure of the deck but it will be open underneath. On other (East) side, the existing deck will be replaced as is but it will be 2 feet longer than existing extending towards toward the back of the house.

Rebuilding steps, putting finished risers and skirt boards on side with a proper railing system.

C. Barry moved that we approve project as proposed for changing windows from aluminum to vinyl with amendment that they received flat casings and a sill (as illustrated in the supplied materials list) and that we accept proposal to replace decks to be similar as shown with the clarification that the deck framing will be installed parallel to the wall so that the decking will be perpendicular to wall,

the under-side support elements will be painted out, and all metal hangers to be concealed with some type of trim. Also, granite step to be at base (1<sup>st</sup> step) of front deck and shutters not to be added now. Mock up shown is acceptable. D. Baldwin seconded for discussion. J. Worden wants the certificate to note that the building is considered a non-contributing structure in the District and the non-wood materials are accepted because of the unique circumstances of this particular structure and are not a precedent for any other location in the District. J. Worden abstained and 5 other Commissioners approved. M. Audin appointed monitor.

- d. Informal Hearing re: 200 Pleasant Street (Malchano) for chimney removal at 200 Pleasant Street. S. Makowka said he granted a CONA for removal of the interior portion of the chimney while maintaining/replacing exterior portion which the Applicant is now asking for permission to remove. S. Makowka confirmed that there is another existing chimney on the main, more visible, block of the house and stated that, since there is nothing special about this rear chimney, he has no problem suggesting a 10-day Certificate would be appropriate. C. Barry proposed that the removal of the rear chimney is sufficiently insignificant and non-contributing to the house and to the District that it warrants a 10-day Certificate of Appropriateness. Unanimous approval. C. Barry moved approval of a 10-day certificate for removal, seconded by M. Audin. D. Baldwin abstained and 5 others approved. Monitor S. Makowka.
- e. Informal Hearing re: 12 Elder Terrace (Silverman) for reconstruction of garage. The existing garage is adjacent to the property line, it is a nonconforming structure built in the 1920s, not at same time as house. It is constructed of concrete blocks with a flat roof and building is structurally unsound and unsafe at this point. Architect has proposed a new garage with a hipped roof to be clad with a clapboard style, fiber cement product that is acceptable to the building department. The Commission observed that the proposed structure could match the house and suggested they find out what original materials exist under the current asbestos siding is and possibly match siding on garage. Discussion about a symmetry issue with the front door not being centered and trim and other materials. The Commission emphasized it usually required wood for garage doors. A suggestion was made that they include photos of other existing garages in the area that look like their proposal. S. Makowka said it looks like there is existing wall but they probably will need to do a new foundation and wall. Discussion of garage door design -- 3 horizontal panels

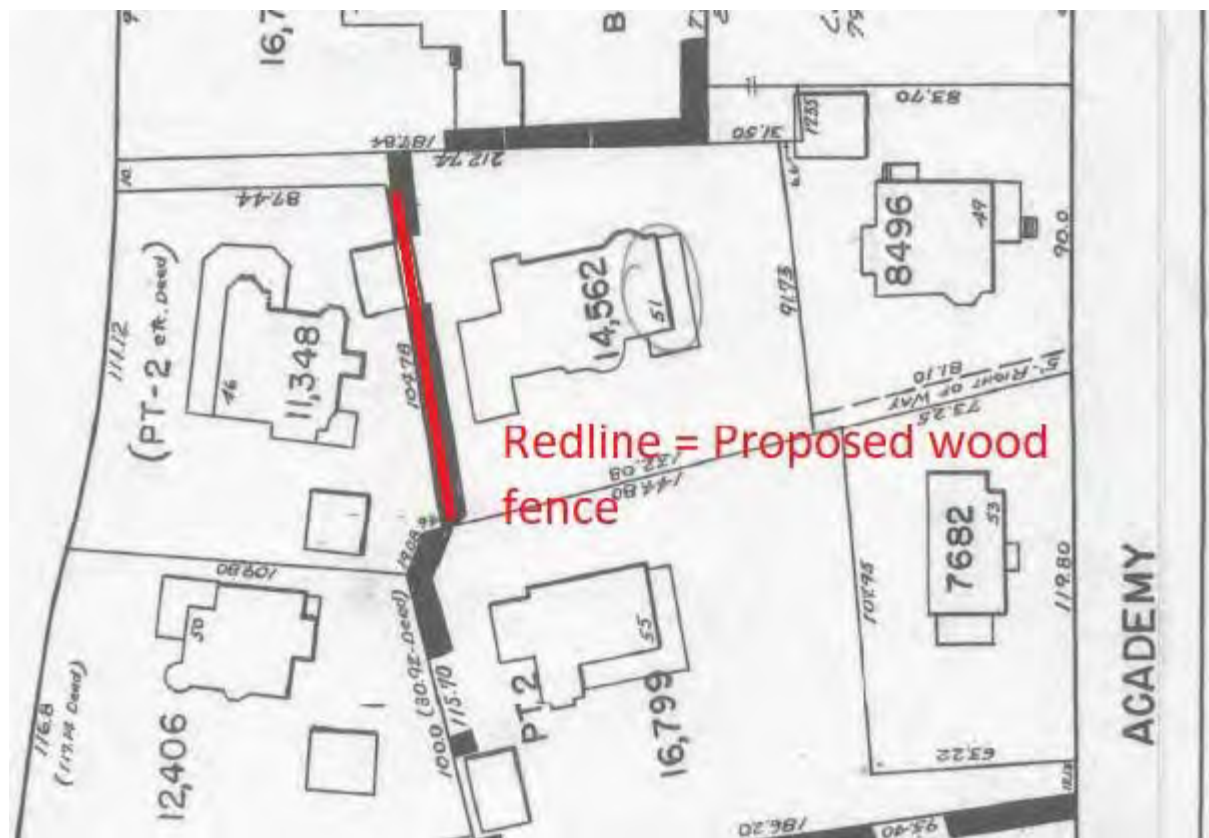
**#2: Install wood fence between my property and 46  
Jason Street**





**View of Backyard and 46 Jason Street**













Fence Selection: Fence will be around 4" - 5' in height. This style will show the beauty on two sides.